

Joint Public Meeting – OPA 147

Monday, September 9, 2019 – 6:00 p.m.

A joint Grey County and Municipality of Meaford public meeting was held at the Municipality of Meaford Council Chambers, Meaford, Ontario with the following members in attendance:

Municipal Council Members Present: Mayor/Chair Barb Clampus, Deputy Mayor Shirley Keaveney; Councillors Harley Greenfield, Tony Bell, Paul Vickers, Steve Bartley and Ross Kentner

Municipal Staff Present: Liz Buckton, Rob Armstrong and Matt Smith

County Staff Present: Scott Taylor, Senior Planner and Monica Scribner, Recording Secretary

Also present: Kristine Loft, Applicants Consultant and members of Georgian Heights Church of God in Christ, Applicants

Proposed County Official Plan Amendment, Local Official Plan Amendment and Zoning By-Law application on lands described as Part Lot 14, Parts 1, 4 & 5, 16R-11185, Concession 8; known locally as 137855 Grey Road 12 in the Municipality of Meaford (Geographic Township of St. Vincent) County file number 42-10-480-OPA-147.

Call to Order

Chair Clampus called the public meeting to order then welcomed everyone on behalf of the County and the Municipality. Introductions then followed.

Barb Clampus read the regulations.

The proposed County Official Plan Amendment, Local Official Plan Amendment and Zoning By-law amendment application affect those lands described as Concession 8, Part Lot 14, Parts 1, 4 & 5, 16R-11185 in the geographic Township of St. Vincent now in the Municipality of Meaford.

This development requires three applications, a County of Grey Official Plan Amendment, a Local Official Plan Amendment and a Zoning By-Law Amendment

application. In order for the development to move forward, approvals are needed on all of the applications. The County makes the decision on the County Official Plan Amendment application and the Municipality makes the decision on the Local Official Plan Amendment and Zoning By-Law Amendment application.

The lands are designated as 'Agricultural' and 'Hazard Lands' in the County Official Plan and as 'Agricultural' and 'Environmental Protection' in the Municipality of Meaford Official Plan.

The proposed County Official Plan Amendment would consider exceptions to the Agricultural policies to permit a private school and place of worship in a shared building on the subject lands.

The proposed Municipal Official Plan Amendment would create a site-specific exception to Section B2.1.3 to permit a school and place of worship on-site.

The Zoning By-law amendment would implement the Official Plan Amendments and create a site-specific Zone to permit the school and place of worship on-site.

As required by Section 17 and 34 of the Planning Act RSO 1990, as amended, Council shall ensure that at least one public meeting is held, notice of which shall be given in the manner and to the persons and public bodies containing the prescribed information.

In accordance with the Planning Act and the implementing Regulations the County of Grey and Municipality of Meaford gave notice of this Public Meeting, by individual prepaid first-class mail to persons within 120 metres based on the most recent assessment information provided by MPAC (Municipal Property Assessment Corporation), and to an extensive list of agencies as set out in the regulations. A sign was also posted on the property. The public meeting notice is located on the County web site at www.grey.ca.

It is imperative to note that:

If a person or public body would otherwise have an ability to appeal the decision of County of Grey in reference to the official plan amendments, or of the Municipality of Meaford in reference to the zoning amendment, to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County or Meaford before the amendments are decided upon, the person or public body is not entitled to appeal the decisions.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to County of Grey in reference to the official plan amendments, or of the Municipality of Meaford in reference to the zoning amendment, before the amendments are decided upon, the person or public body may not be added as a party

to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the proposed official plan amendments you must make a written request to the County of Grey at 595 9th Ave. East, Owen Sound, Ontario N4K 3E3. This can be mailed to the County or deposited with the Administrative Assistant, Monica Scribner this evening. We have business cards here today if you need the contact information.

If you wish to be notified on the decision of the zoning application, please make a written request to the Municipality of Meaford at 21 Trowbridge Street West, Meaford, Ontario N4L 1A1. This can be mailed to the Municipality of Meaford or can be deposited with the Clerk, this evening.

If there are any comments, questions or concerns for those in attendance this evening please address the Chair and give your name and Lot and Concession, or civic address, for the record.

Liz Buckton read the comments received.

Comments were received from the following:

1) **Historic Saugeen Metis Lands, Resources and Consultation Department** has advised that they have taken the time to review the project reports and have no objection or opposition to the Proposed Official Plan and Zoning By-law Amendments as presented.

2) **Grey Sauble Conservation Authority (GSCA)** has reviewed the proposal in accordance with their mandate and policies for natural hazards and for natural heritage issues in accordance with the Memorandum of Agreement with the Municipality and GSCA policies for the implementation of Ontario Regulation 151/06.

GSCA recommends that all development, including the septic system be maintained a minimum of 6 metres from the top of slope they have identified on their related mapping, the lands below this slope being potentially subject to flooding hazards.

Additionally, while not observed during their site inspection, GSCA staff note that their in-office records indicate the presence of Bobolink, a threatened species, in the immediate area. As such, staff recommend that the Ontario Ministry of Environment, Conservation and Parks be contacted for comment in this regard.

Staff recommend that the proposed development be supported by a water management plan which, at a minimum, should consist of an engineered lot grading and drainage

plan. They note that a permit is required for works within the identified regulated areas on the site.

3) **County of Grey Transportation Services** have reviewed the file and advise that a road widening is not required. They note that a Commercial Entrance Permit is required and the Setback for structures is 75 feet from the centerline of the road.

4) Comments have been requested from the **Ministry of Municipal Affairs and Housing** – we anticipate these are forthcoming but have not yet been received.

COMMENTS FROM THE APPLICANTS CONSULTANT

Kristine Loft of Loft Planning Inc. presented the following information on the proposed application.

Georgian Heights Church of God in Christ members would like to establish a private school and place of worship in one shared building. The current planning documents would consider institutional uses in this area, where the congregation and students use horse and buggy as their primary means of transportation. The congregation and students for the proposed church and school would use a mixture of private automobile and active transportation. The proposed building would host 2 classrooms to hold approximately 30 students during the day and approximately 85 people for worship in the main room.

There was a previous natural severance to create this 4 hectare parcel, based on the watercourse from the Big Head River and the County owned lands as boundaries.

The applicants searched for alternate locations that could site this facility, but they could not find any non-agricultural lands, near the homes of the users, available to purchase in the area, that would meet their needs. Approximately 44% of the users live within 5 kilometres of this proposed site, and 66% of the users are within 6 kilometres of the site.

Minor changes to the current plans will be considered to address the comments of the GSCA.

COMMENTS FROM THE PUBLIC

Steve Bowie and Leslie Piercey, both of Meaford, had no objections to the proposal.

Steve Bowie, 137914 Grey Road 12

Mr. Bowie asked council to consider the following comments about Grey Road 12:

- Very concerned about the quantity of traffic currently and the safety for those that maybe walking or cycling to this site

- A mixture of military vehicles, farm vehicles, cars, trucks, and horses use this road already
- There is a difficult blind spot near 13th Sideroad
- Consider changing speed limit from 80km to 60km
- Consider an electronic sign to say 40km when in use for school/worship services
- Lots of speeding and stunt driving (black tar marks on 11th line)

Leslie Piercey, 137803 Grey Road 12

Ms. Piercey wanted to make sure local water conditions have been considered. In the area there have been wells failing, difficulty finding water and septic system issues. Ms. Buckton assured that water and septic concerns will be considered during the process.

Ms. Piercey asked for clarity regarding the natural severance. Ms. Buckton explained that the severance did not need Municipal approval or a public process since it was crown land and a legal process to register the creation of the lot.

ADDITIONAL COMMENTS FROM THE MUNICIPAL STAFF/COUNCIL

Ms. Buckton stated there are a few items still to finalize. Ministry comments will be considered, all public/agency comments will be reviewed, staff recommendations at the County/Municipal levels, and reports will be prepared for each Council's consideration. Staff and Council will take careful consideration of all comments received. The Municipal Council will consider these matters, before the County Official Plan Amendment comes back forward to County Council.

Mayor Clumpus thanked everyone for coming and adjourned the public meeting at 6:32 p.m.

Chair Barb Clumpus